

CITY OF FRISCO

COMMUNITY DEVELOPMENT BLOCK GRANT

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

PROGRAM YEAR 2009

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EXECUTIVE SUMMARY

The City of Frisco receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance. This CAPER reports the accomplishments of the fifth year of the City of Frisco CDBG program, October 1, 2009 – September 30, 2010 concluding the first Consolidated Plan.

Some highlights of the PY2009 CAPER include:

Agency (Subrecipient)	Frisco Residents Assisted
Boys and Girls Clubs of Collin County	68 persons
City of Frisco Housing Rehabilitation	34 persons/13 units
Collin County Committee on Aging	96 persons
Frisco Family Services Center	669 households
Samaritan Inn	29 persons

In addition to the agencies listed above, the North Collin County Habitat for Humanity began construction on its' second home in Frisco.

Utilizing administration funds, the City of Frisco contracted with BBC Research and Consulting to prepare the Consolidated Plan for the next 5 years beginning October 1, 2010 through September 30, 2015, and an Analysis of Impediments to Fair Housing Choice. A total of \$54,925.00 of CDBG funds was expended by the City of Frisco in administration and planning funds to administer the CDBG program.

I. Summary of Resources and Distribution of Funds

In PY 2009, the City of Frisco's allocation was \$274,634.00. This was added to the carryover unexpended PY 2005, PY 2006, PY 2007, and PY 2008 funds of \$178,650.13. Additionally, the City received program income of \$1,614.49 from the housing rehabilitation program for a total of \$454,898.62. During PY 2009, the City expended \$309,679.83 of these funds. The attached CAPER provides additional detail on how these fifth year funds were expended. The remaining funds, \$145,218.79, which were not expended in PY 2006, PY 2007, PY 2008 or PY 2009 will be carried over into PY 2010.

II. GENERAL NARRATIVE

A. Assessment of Consolidated Plan Goals and Objectives

The CDBG programs must address objectives that have been identified in the Consolidated Plan developed through a process that involved citizens' input and opportunity for public comment. The City of Frisco Consolidated Plan Objectives are listed below along with an assessment of the past year's activities.

	Consolidated Plan Objectives	PY2009 Goal	PY2009 Accomplishment
	Housing Objectives		
1.	Preservation of Affordable Housing		
1.a	Owner-Occupied Rehabilitation	5 units	13 units
1.b	Rental Rehabilitation		
2.	Workforce Housing		
2.a.	Acquisition	1 lot	0 lots
2.b	First-Time Homebuyers	4 units	0 units
3.	Senior Citizen Housing		
4.	CDBG-R Frisco Housing Authority	0 units	22 units
	Homeless Objectives		
1.	Transitional Homeless Support		
2.	Homeless Prevention	296 households	698 households
	Community Development Objectives		
1.	Community Facilities, Public Improvements		
2.	Public Services - Persons		
3.	Infrastructure		
	Non-Homeless Special Needs Objectives		
1.	Elderly Persons	248 persons	96 persons
2.	Disabled Persons		

The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the PY 2009 Action Plan and the Consolidated Plan. Please find below a narrative describing the activities, programs, and projects that have contributed to achieving the City's goals and objectives.

The City of Frisco using CDBG administration funds contracted with BBC Research and Consulting, Inc. to complete the Consolidated Plan, 2010 – 2014, the Annual Action Plan,

and the Analysis of Impediments to Fair Housing Choice. These funds were also used for publishing notices, the partial salary of the Housing Coordinator position, a computer for the Housing Coordinator, and partial salary for the Housing and Grant Administrator position. Hours dedicated to CDBG were tracked on activity timesheets that were submitted bi-weekly with regular timesheets.

HOUSING OBJECTIVES – 24 CFR 91.215(b)
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Objective 1: Preservation of existing affordable housing stock

- owner-occupied rehab programs in target areas; and
- in support of preserving existing affordable rental housing

The city's goal was to assist 5 owner-occupied housing units with rehabilitation assistance and this goal was exceeded in that 13 owner-occupied housing units received rehabilitation services. This was the first year that this program received program income, \$1,614.49, from repayment of housing rehabilitation loans. A total of \$211,485.55 was disbursed. This project is ongoing and these funds will remain obligated in PY2010.

Objective 2: Further development of workforce housing opportunities for Frisco's low and moderate income families

North Collin County Habitat for Humanity began construction on its' second home in Frisco. The lot had not been developed for water and sewer and funds (\$4,103.95) were used to put these systems into place for the construction of the second home. A total of \$70,896.05 funds remain in this activity. The agency petitioned the Housing Trust Fund Board for an extension of the contract and was granted the extension. The funds will be carried forward into PY 2010.

During PY 2009, the City of Frisco granted zero (0) loans for First-Time Homebuyer Down Payment Assistance activity. It has been difficult to qualify applicants for homes because of the following obstacles: low income requirements; median value of a home in Frisco (2009) was \$237,000; and only 5% of homes were built before 1980. Marketing was increased and at the end of the year two applicants income qualified and looking for homes. These loans should be granted in PY 2010.

In an effort to increase affordable housing in the City, The City of Frisco entered into a partnership with Inclusive Communities Project, ICP, to be a conduit for low interest loans for developers who are willing to develop affordable multi-family rental housing using the Texas Department of Housing and Community Affairs (TDHCA) Low Income Housing Tax Credit Program. A project was granted tax credits by TDHCA and received a forward commitment, meaning that they will be allocated funds in PY 2010. This project will include 150 units of which 50 units will be for Section 8 voucher holders.

Objective 3: Development of housing opportunities for low-income seniors.

No projects were completed with this objective in PY 2009.

Objective 4: Support for expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

In PY2008, the Frisco Housing Authority was awarded \$68,053.00 in CDBG-R funds to replace electrical panels in 18 public housing units and replace HVAC systems in the same units. These projects have been completed and all funds expended. The number of housing units receiving new electrical panels was 18 and the number of housing units receiving new HVAC systems was 6. Other public housing funds were used to replace electrical panels in two of the public housing units and to replace HVAC systems in fourteen units.

HOMELESS OBJECTIVES

Objective 1: Continue to support existing transitional homeless support services in the community.

The Samaritan Inn received CDBG funds for a caseworker hourly wage to provide services to former Frisco citizens residing at the facility. A total of 29 former Frisco residents resided at the Samaritan Inn in PY 2009. The Samaritan Inn did not expend their total allocation, leaving a balance of \$2,911.02. These funds will be reallocated by the Housing Trust Fund Board.

Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

During PY2009, the City of Frisco funded Frisco Family Services Center an agency that provides services to persons on the verge of becoming homelessness. This agency expended \$27,920.33 of CDBG funds partially fund the salary of a Bilingual Social Worker working in the BASIC program which provides emergency food, clothing, and rent/utility assistance to prevent homelessness.

Other efforts to provide solutions for the homeless include participating in the Collin County Homeless Coalition, a homeless coalition working to end chronic homelessness in Collin County. This coalition comprised of cities and homeless service providers in Collin County developed *Homeward Bound: A Plan to End Chronic Homelessness in Collin County*, in response to HUD's Continuum of Care Program. In May 2005, the City of Frisco City Council adopted the Homeward Bound Plan by resolution and incorporated this plan as a part of the PY 2005-2009 Consolidated Plan. On the regional level, the Grants and Housing Coordinator participates as a member of the Independent Review Committee of the Metro Dallas Homeless Alliance. This organization prepares and submits the Continuum of Care grant for the Dallas Metroplex which includes Collin County.

COMMUNITY DEVELOPMENT OBJECTIVES

Objective 1: Focus on development of community facilities, public improvements, public services and economic development

- *In target areas*
- *Directly to low and moderate income families*

During PY 2007, the Boys and Girls Clubs of Collin County, Inc. was awarded \$60,000.00 to refurbish a large facility to serve as a new home for the Boys and Girls Clubs of Collin County. The facility is leased from the city for 25 years which can be extended for two (2) additional five (5) year terms. The project has expended \$60,000.00 and the facility rehabilitation was completed in PY 2008.

The first clients walked through the new doors on December 1, 2008. In order to compile accurate beneficiary data, the agency will be monitored a total of four times over the course of the year. In PY 2008, the agency was monitored on three occasions. The final monitoring was completed in December of 2009, at which time the agency had been monitored for 1 year after the opening of the facility. A total of 68 new children were served in the first quarter of PY2009. The project is complete.

Objective 2: Support Public Services to the maximum allowable cap (15%)

A goal of this Consolidated Plan is to maximize the available resources to support and enhance the capacity of the social service network which serves the citizens of Frisco. As a result, the City is committed to committing the maximum allowable amount of the CDBG allocation to fund social service agencies in the community. Two agencies received public service funding: Frisco Family Services Center and Collin County Committee on Aging. Frisco Family Services Center expended \$27,920.33 and assisted 669 households. Collin County Committee on Aging expended \$9,351.35 of CDBG funds for a staff person to serve congregate meals for 62 persons and coordinate meals on wheels for 34 home-bound elderly persons. The public service agencies list their accomplishments in other objectives.

Objective 3: Provide for infrastructure improvements in target areas that cannot easily be funded with other funding sources.

No projects were completed with this objective in PY 2009.

NON-HOMELESS SPECIAL NEEDS OBJECTIVES

Objective 1: Connect housing resources for the low-income elderly and disabled.

In an effort to increase affordable housing in the City, The City of Frisco entered into a partnership with Inclusive Communities Project, ICP, to be a conduit for low interest loans for developers who are willing to develop affordable multi-family rental housing using the Texas Department of Housing and Community Affairs (TDHCA) Low Income

Housing Tax Credit Program. A project was granted tax credits by TDHCA and received a forward commitment, meaning that they will be allocated funds in PY 2010. This project will include 150 units of which 50 units will be for Section 8 voucher holders.

Objective 2: Support, through public service funding, support services and programs for special needs populations.

Collin County Committee on Aging served the special needs population of the elderly by serving 62 senior citizens meals at the Friendship Café and 34 senior citizens home delivered meals. This agency did not expend \$147.98 of allocated funds. The Housing Trust Fund Board will reallocate the funds.

B. Affirmatively Furthering Fair Housing

An Analysis of Impediments to Fair Housing Choice was completed in April 2010 by BBC Research and Consulting, Inc. The following is a summary of Impediments to Fair Housing Choice in Frisco:

Summary of Impediments to Fair Housing Choice

□ **Impediment 1: Residents are unaware about how to report fair housing/ violations.** Citizens could benefit from education and training about fair housing issues, according to a resident survey. Although many residents facing discrimination opted to not report their housing discrimination, it is important for residents interested in reporting fair housing violations to know whom they should contact. In effort to increase resident awareness on fair housing issues, the City does place fair housing educational advertisements in the local newspaper annually.

□ **Impediment 2: Insufficient affordable housing.** A lack of affordable housing is not specifically an impediment; however, it can indirectly lead to housing discrimination if competition is created over what may be a need for more affordable rental units. Competition over rental units may provide landlords with an opportunity to use their discretion in choosing tenants based on criteria protected under the Fair Housing Act. There are currently unmet affordable housing needs for the City's lowest income residents. The City recently supported a developer's application to the State to obtain tax credits for a project in Frisco. Although local residents have been vocal in not supporting the project, it will bring in more affordable housing opportunities for the City's lowest earners.

□ **Impediment 3. NIMBYism.** Frisco residents value the small town feel of Frisco, safe neighborhoods and quality schools. Residents fear that low income and workforce housing may change the dynamics of the community and compromise the things they value most within the City. Frisco's slightly disadvantaged in that, as a new and fast growing community, it is likely that most residents have moved to Frisco from other places. They bring with them a perception of what worked and did not work in those communities. This will create challenges for the City and may create barriers to enforcing fair housing activities.

□ **Impediment 4. Discrimination** The resident survey found minimal housing discrimination in Frisco. However, online participation in the survey was high, indicating that some input from the City's lowest income residents may have been excluded. These are the residents most likely to experience housing discrimination. As seen in the resident survey, as well as other communities, the majority of citizens take no action when faced with perceived housing discrimination. Therefore, housing discrimination may be occurring in Frisco and go unreported. However, given the demographic composition of Frisco, it is likely that discrimination is not widespread.

Action Plan

On July 29, 2010, the City Council of Frisco, Texas adopted the following Action Plan to address the Impediments to Fair Housing Choice that were found in the Analysis of Impediments to Fair Housing Choice. The City of Frisco will plan activities for reducing fair housing impediments:

1. *Increase citizens' understanding of fair housing laws.* The City needs to play a stronger role in educating citizens about fair housing rights. Although the City has not had a large number of complaints issued to HUD, nor did most residents act on the discrimination they felt they received, residents should have knowledge of fair housing resources in case they chose to act. The City can take a few simple steps to improve residents' knowledge of fair housing requirements and resources:

□ Include information on the Fair Housing Act on the City's website. This should be located on the City's Community Development and Housing webpage. Ideally, fair housing should have its own subheading on the website's sidebar, which introduces such topics as the City's down payment assistance program. Information explaining fair housing, as well as a link to HUD's website and contact information should be presented.

□ Have staff give a presentation on fair housing at the Frisco Family Services Center (FFSC). If possible, design a handout on fair housing and make this available at FFSC.

2. *Partner with the Frisco Family Services Center to offer a fair housing awareness class, as well as basic finance courses targeting the City's minority populations.* African Americans and Hispanics experience higher loan denial rates than the City's white residents. A poor credit history and debt-to-income ratios were primarily responsible for denials of African Americans and Hispanics. Personal finance classes should target basic personal finance principals and an understanding of the implications of substantial debt. Additionally, these populations are almost the most vulnerable to experiencing discrimination in most communities; as such, fair housing rights should be part of the course when discussing personal finance and housing.

3. *Train staff working with HOA Covenants, Conditions and Restrictions (CC&Rs) to understand how HOAs may be violating the Fair Housing Act.*

Frisco is growing rapidly and much of its growth is organized in Homeowners Associations (HOA). Because of the standards and requirements HOAs often place on homes within their jurisdiction, they can inadvertently violate fair housing law by disallowing improvements required by persons with disabilities. Staff reviewing CC&Rs should be familiar with the Fair Housing Act to ensure that they are able to recognize potential fair housing violations. At minimum, housing staff should conduct at least one training session for planning staff.

4. *Explore ways to foster affordable housing development in the City.*

The City has been successful in forming partnerships with developers and organizations committed to furthering the development of affordable housing in Frisco. However, to make the development of affordable single family housing even more realistic, it is recommended that the City investigate lowering the minimum square footage standards required for homes built in Frisco. With the exception of downtown Frisco, the smallest minimum dwelling unit area allowed in single family zoned districts in Frisco is 1,800 square feet.¹ The City should examine the feasibility of lowering this requirement in certain residential zoning districts.

In PY2009, the City of Frisco operated the CDBG Housing Rehabilitation Program to directly further fair housing by making funds available to low-moderate income households to rehabilitate homes.

The City of Frisco through its' policy of no permit fees for non-profit developers of affordable housing seeks to support the building of affordable housing. One of the beneficiaries of this policy was North Collin County Habitat for Humanity.

In support of its efforts to affirmatively further Fair Housing Choice, the Planning Department acts as a resource for fair housing complaints. Over the past year, staff has not received any specific fair housing complaints. The City remains active in attending related training. Concepts learned in training and interactions with the community contribute to a successful move toward affirmatively furthering Fair Housing.

C. Affordable Housing

As the City of Frisco rapidly grows and continues to provide strong amenities such as highly rated schools and recreational facilities. The major barrier to affordable housing has become a limited supply of affordable housing combined with high land and construction costs in the new housing market. Since only 5% of the current housing stock was built before 1980, very few low cost homes are for sale in Frisco. What homes are available at lower prices are typically older and in poor condition and/or sell very quickly.

As of March 2010, there were 1,456 homes for sale in Frisco. Nearly all listings in Frisco were for single family homes, which had a median listing price of \$289,945. The median length of time for all listings was 50 days. Although the attached and multifamily products in the City offer more affordability, there are not enough available to be a practical option for residents. A potential homeowner looking for affordability in a duplex or townhome may find those products difficult to find in Frisco.

In 2000, the median contract rent in Frisco was \$728. In 2008, the median had increased to \$933, or by 28 percent. During the same time period, the median gross rent, which also includes the contract amount, as well as utilities and fuels paid for by the tenant, increased by 34 percent, from \$850 in 2000 to \$1,135 in 2008. The faster growth seen in gross rent indicates that utilities and fuel costs in Frisco add additional cost burden to renters and impact their affordability. Although new rental units coming onto the market are most likely energy efficient, older units that have transitioned from the owner-occupied market to the rental pool may be lacking necessary improvements for renters to save on energy costs.

The following table shows affordable multi-family rental units that target low-moderate income households.

Properties Assisted by Local, State or Federally-funded Housing Programs

Property Name	Number of Units	Type of Assistance
Stonebrook Village Apartments	216	Low Income Housing Tax Credit Property (60% of AMI)
Frisco Villas	20	Public Housing Authority
Preston Trace	40 (including 2 market rate units)	Low Income Housing Tax Credit Property (serving 50% of AMI and below)

Cost burden. In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is “affordable” if no more than 30 percent of a household’s monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.” In 2008, the ACS estimated that 29 percent of all households in Frisco pay more than 30 percent of their incomes in rent and utilities. Of these cost burdened households, 21 percent are renter households and the remaining 79 percent are homeowner households. As shown in the Analysis of Impediments to Fair housing Choice (2010) the percentage and number of households (owner and renter) currently cost-burdened in Frisco, renter households earning less than \$35,000 find it difficult to rent in Frisco without being cost-burdened, as do homeowner households earning less than \$75,000.

Renters. According to the 2008 ACS, approximately one-third of Frisco’s rental units are priced under \$800 per month, which is affordable for a household earning \$35,000 or less

to avoid being cost burdened. Just three percent of units rent for less than \$575 per month, which is affordable for a household earning \$25,000 or less.

For example, there are 475 renters in the City who earn less than \$15,000 per year who can only afford to pay \$325/month or less in rent. There are 92 market rate units and public housing units available to serve these renters—leaving a difference, or shortage, of 383 units. Despite showing a rental gap for households earning \$75,000 or greater, this is not a concern for the City, as these households are simply paying less than 30 percent of their household salary for less expensive rental units. Much of the rental market in Frisco is priced for households earning \$25,000 to \$75,000 per year. For example, 20 percent of the renter households in Frisco earn \$35,000 to \$49,000 per year; however, 35 percent of the rental units in the City are priced for this income group, creating a surplus of nearly 1,400 units. Not all of these units are vacant, indicating that they are being occupied by cost-burdened households earning less than \$35,000 per year or by households earning more than \$50,000 that chose to pay less than 30 percent of their monthly income on housing.

As has been previously stated, the City is working with Inclusive Communities Project (ICP) to increase the amount of affordable housing in Frisco by developing housing tax credit multifamily rental dwelling units for low income persons. ICP will invest up to \$2,000,000 in the project to provide a low interest loan to developers to increase the number of affordable rental units in Frisco.

The City of Frisco works to promote the acceptance of affordable housing and current housing options in the community and continues efforts to maintain a decent supply of affordable housing through the CDBG program. In this program year, thirteen (13) homes received assistance through the Housing Rehabilitation program. The City does not have any housing rehabilitation programs to serve renters at this time. The home buyer assistance program offered with City resources held five (5) Homebuyer Education Workshops. In addition, the City has developed an incentive program to encourage home owners to invest their personal resources in older historic homes in the Historic Downtown neighborhood through a tax credit program. One of the goals of this program is to preserve the existing housing as a source of safe and decent affordable housing.

Addressing worst-case needs

The City passed a multifamily ordinance in PY2007 in which owners of multifamily complexes are required to register with the City. The City inspects the property on an annual basis. This process is an effort in early detection of structure problems. Owners are required to keep their property up to standard. One of the subrecipients, Frisco Family Services Center provides financial assistance to clients and may help relocate a family that is in substandard rental property.

Addressing the needs of persons with disabilities

The City of Frisco municipal center was built in 2006. It is 100% ADA compatible and accessible to the disabled. As far as transportation for the disabled, the Collin County Area Rapid Transit agency provides low cost transportation for the elderly, low income

persons, and disabled persons as well as the general population. Program staff for the Housing Rehabilitation program interview disabled applicants in their home. Home repairs and enhancements for the disabled may be completed through the Housing Rehabilitation Program.

D. Continuum of Care

The Dallas Metropolitan Area Continuum of Care (MDHA), which includes Collin County, was awarded funds to assist homeless families and persons through the Supportive Housing and Shelter Plus Care Programs. Two of the SHP grants were awarded to organizations in Collin County. Funds in the amount of \$169,490 were awarded to Life Path Systems, and \$69,345 was awarded to Hope's Door. The service areas for both of these organizations include the City of Frisco. The Housing and Grant Administrator for the City of Frisco served as a member of the Continuum of Care Independent Review Committee, 2005 - 2010.

E. Other Actions

During the 2009 CDBG program year, the City of Frisco took a number of other actions related to its Consolidated Plan objectives, described in the following text. The City of Frisco contracted with BBC Research and Consulting to complete an Analysis of Impediments to Fair Housing Choice. This was completed and adopted by City Council on July 29, 2010. The subjects below are expanded in the Analysis of Impediments to Fair Housing Choice (2010).

Addressing Obstacles to meeting underserved needs – In 2006, the City of Frisco recognized the obstacles of meeting underserved needs in the City and decided to create a General Fund Social Service Grant which provides funding to social service agencies serving the underserved. The grant receives \$1 per capita on an annual basis. For instance, one of the agencies funded by the City of Frisco General Fund Social Service Grant is Frisco Children's Clinic. This agency treats sick children one night a week. This agency is only four years old and is developing capacity. It does not have the staff needed for CDBG record-keeping, but provides a valuable service to the community.

Foster and maintain affordable housing – Through the Housing Rehabilitation Program, the city fosters and maintains affordable housing. Another program fostering affordable housing is the CDBG Down Payment Assistance Program. In PY 2009, North Collin County Habitat for Humanity began construction on the second Habitat home in Frisco.

Eliminate barriers to affordable housing –By marketing the Housing Rehabilitation and Down Payment Assistance through such avenues as the utility bill, local newspaper, cable TV, community fairs, and walking neighborhoods delivering flyers, the city hopes to reach citizens who could benefit from these programs. The efforts cited in the previous paragraph also seek to eliminate barriers to affordable housing.

Institutional Gaps -- In an effort to eliminate gaps in institutional structures, the City remains actively involved with outside agencies and regional governmental entities. The City coordinates with public service agencies and surrounding communities to address

public service needs related to housing activities and the underserved. The City participates with Frisco Housing Authority, Frisco Family Services Center, United Way of Metropolitan Dallas, Collin County Services Association and the Collin County Homeless Coalition to maximize resources for the provision of services to the homeless and other at risk low-income households.

Public Housing and Resident Initiatives – In PY2008, the Frisco Housing Authority was awarded \$68,053.00 in CDBG-R funds to replace electrical panels in 18 public housing units and replace HVAC systems in the same units. These projects have been completed and all funds expended during this program year 2009. The number of housing units receiving new electrical panels was 18 and the number of housing units receiving new HVAC systems was 6. Other public housing funds were used to replace electrical panels in two of the public housing units and to replace HVAC systems in fourteen units.

Reducing Lead-based paint Hazards -- The City of Frisco has had no reported incidents of lead contamination related to the use of lead-based paint and its housing stock. This is mostly due to the relatively young age of the housing stock of which only about 1227 units of the current housing stock was built prior to 1978.

All homes built prior to 1978 funded with the City of Frisco Down Payment Assistance program funds are visually inspected for Lead-based paint prior to funding. Also, all CDBG funded housing rehabilitation projects include a lead based paint assessment and/or inspection as required by 24 CFR Part 35. The owner-occupied housing rehabilitation program will continue into the sixth year CDBG funding.

In order to reduce and abate lead-based paint hazards, the City provides information and technical assistance to households receiving assistance under both the Owner-Occupied Housing Rehabilitation program as well as the City of Frisco Down Payment Assistance Program. The City reduced lead-based paint hazards in four (4) housing rehabilitation projects in PY2009.

Compliance and Monitoring -- The standards and procedures followed by CDBG staff to monitor activities include: (1) a schedule of rehab activities, (2) a schedule of first-time homebuyer activities, (3) a schedule of administrative activities, and (4) a schedule of subrecipient activities. These schedules are reviewed by staff monthly and presented to the Housing Trust Fund Board annually. Goals and objectives of the annual Action Plan are reviewed quarterly and steps are taken to try to meet goals and objectives. Some challenges such as the economy are not in the power of the City to remedy. In light of this fact, the City operates in a dynamic external environment. Expenditures are reviewed monthly with the City of Frisco Finance Department staff to insure the timeliness of expenditures. Housing Codes and on-site inspections are performed by the CDBG Housing Rehabilitation Inspector as needed according to the activity schedules above. The CDBG program funds a rehabilitation inspector position and a housing coordinator position.

All subrecipients who receive City of Frisco Community Development Block Grant funds attend a pre-grant training focusing on policies and procedures in relation to activity eligibility, reporting requirements, and performance measures. Each subrecipient signs a contract which specifies the activity that is being funded and the subsequent requirements and remedies.

Quarterly, the subrecipients are required to submit financial and program documentation to the City of Frisco. This is done to ensure the timeliness of expenditures. The documentation which includes: beneficiary data, and invoices with supporting documents, such as pay records, counseling logs and rent and utility receipts is reviewed by the Housing Coordinator. If the invoice is approved by the Housing Coordinator, it is submitted to the Finance Staff person responsible for the Community Development Block Grant compliance.

Technical assistance is given to the subrecipients throughout the program year as needed. In addition, the subrecipients receive a monitoring visit at least once during the funding year to insure that the use of Community Development Block Grant funds is consistent with the contractual commitments made in the subrecipient agreement and with overall Community Development Block Grant program requirements.

Upon completion of their grant, the subrecipients receive another on-site visit from City of Frisco staff to review financial documents, records and contracts, perform onsite inspections, review specific client files, and to discuss with the agency the specific accomplishments achieved as a result of the City of Frisco Community Development Block Grant funding.

Anti-Poverty Strategies -- The City is supporting several agencies actively working on poverty issues. The City Council awarded a City of Frisco General Fund Social Service Grant in PY2009 to the Frisco Education Foundation to provide college scholarships to low/moderate income graduating seniors. Armed with an education, these students have the opportunity to help their families break out of poverty. Another City of Frisco General Fund Social Service Grant award agency, Frisco Family Services Center works with families to educate them concerning budgeting and getting a job. In addition, Frisco Family Services center has begun this year to give college scholarships to students in low income families. Frisco Housing Authority is working with families to help them to break the cycle of poverty. The Samaritan Inn, a homeless shelter, works with families to help them become self-sufficient.

The City envisions continuing to support programs that expand antipoverty programs for both lower income families as well as to families which may be threatened with poverty through homeless prevention strategies.

F. Leveraging Resources

CDBG Resources

The City of Frisco is able to provide funding to public service agencies that is used as

leverage for obtaining additional funding. In PY 2009, the following funding was leveraged in the awarding of the City of Frisco CDBG funds.

Program	CDBG Funds Awarded	Funds Leveraged
Collin County Committee on Aging	\$9,499.33	\$33,135.67
Frisco Family Services	\$27,920.33	\$20,079.67
Samaritan Inn	\$3,775.64	\$3,120.66
City of Frisco – Housing Rehabilitation Program Income	\$103,514.00	\$1,614.49

Other Federal Funding Resources

In PY2008, the Frisco Housing Authority was awarded \$68,053.00 in CDBG-R funds to replace electrical panels in 18 public housing units and replace HVAC systems in the same units. These projects have been completed and all funds expended. The number of housing units receiving new electrical panels was 18 and the number of housing units receiving new HVAC systems was 6. Other public housing funds were used to replace electrical panels in two of the public housing units and to replace HVAC systems in fourteen units.

Inclusive Communities Project (ICP) has been awarded \$1,100,000 in Neighborhood Stabilization Program funds. The City of Frisco is one of the cities that will be benefiting from this program in that 5 houses are to be bought by ICP, rehabilitated, and then sold to low-income households.

The Dallas Metropolitan Area Continuum of Care (MDHA), which includes Collin County, was awarded funds to assist homeless families and persons through the Supportive Housing and Shelter Plus Care Programs. Two of the SHP grants were awarded to organizations in Collin County. Funds in the amount of \$169,490 were awarded to Life Path Systems, and \$69,345 was awarded to Hope's Door. The service areas for both of these organizations include the City of Frisco. The Housing and Grant Administrator for the City of Frisco served as a member of the Continuum of Care Independent Review Committee, 2005 - 2010.

State Funds

Through the state of Texas, Low Income Housing Tax Credits are available to developers of affordable housing projects. Currently, two LIHTC properties are located in the City of Frisco: Stonebrook Village Apts. and Preston Trace Apartments. The City of Frisco is working with Inclusive Communities Project (ICP) to develop another LIHTC property. In an effort to increase affordable housing in the City, The City of Frisco entered into a partnership with Inclusive Communities Project, ICP, to be a conduit for low interest loans for developers who are willing to develop affordable multi-family rental housing using the Texas Department of Housing and Community Affairs (TDHCA) Low Income

Housing Tax Credit Program. A project was granted tax credits by TDHCA and received a forward commitment, meaning that they will be allocated funds in PY 2010. This project will include 150 units of which 50 units will be for Section 8 voucher holders.

City of Frisco General Funds

Annually, the City of Frisco allocates \$1 per capita to the Social Service Grant to be used to fulfill the same goals as the public service funding. In PY2009, \$105,000 was allocated to local social agencies in which citizens received services.

The City of Frisco operates a general fund Down Payment Assistance program for employees of the City of Frisco or Frisco Independent School District. This is a \$5,000 forgivable loan. In PY2009, 6 loans were awarded.

Non-Profit Grant Funds

Inclusive Communities Project (ICP) is working with the City of Frisco to build at least 150 additional affordable multi-family housing units. ICP will be distributing an incentive of \$2,000,000 per project.

G. Citizen Comments

The City of Frisco continues to follow the Citizen Participation Plan established for all CDBG activities. A notice was published in the local newspaper, *Frisco Enterprise*, announcing the availability of the PY 2009 CAPER for public examination and citizen comment. The public review period began on October 22, 2010 and ran through December 6, 2010. The CAPER document was available on the City's website and at City Hall. No public comments were received during the public comment period. An advertised Public Hearing was held on November 10, 2010 by the Housing Trust Fund Board. No one provided comments at the Public Hearing.

H. Self-Evaluation

This was the fifth year that the City of Frisco has administered CDBG funded programs. As you can see from the Table on page 18, the Consolidated Plan Objectives are measured according to the five year goal and the subsequent accomplishments by year and overall.

The City was successful in the Housing objective category, overall accomplishing 106% of the Action Plan goals. The Homebuyer Program has been difficult to accomplish due to the high cost of land in Frisco. In spite of that fact, two down payment assistance loans are pending for 2010.

During years 1-4 of the Consolidated Plan Homeless Prevention Objective, the City accomplished 133% of the objective. In the final year, households were counted instead of persons and the City accomplished 236% of its goal.

In the Community Development Objective, the City accomplished 118% of its goals. This section was in need of focus and is not included in the next Consolidated Plan.

The City accomplished 91% of its goals in the Non-Homeless Special Needs Objectives category. The agencies decide the number of citizens that they estimate will be served.

Please see the Table below for specific accomplishments of Consolidated Plan Goals.

Consolidated Plan Goals and Accomplishments, Program Years 2005 - 2009

	Consolidated Plan Objectives	5 Year Goals/ Accomplishments	Year 1	Year 2	Year 3	Year 4	Year 5
	Housing Objectives						
1.	Preservation of Affordable Housing						
1.a	Owner-Occupied Rehabilitation	20 units/30 units		2 units	8 units	7 units	13 units
1.b	Rental Rehabilitation						
2.	Workforce Housing						
2.a.	Acquisition	4 lots/ 3 lots			1 lot	2 lots	
2.b	First-Time Homebuyers	4 units/1 unit			1 unit		
3.	Senior Citizen Housing						
4.	CDBG CDBG-R Frisco Housing Authority	40 units/40units <i>22 units/22 units</i>			40 units		<i>22 units</i>
	Homeless Objectives						
1.	Transitional Homeless Support						
2.	Homeless Prevention	Yrs 1- 4 5691 persons/ 7581 persons Yr 5 296 households/ 698 households	1703 persons	1512 persons	1010 persons	3356 persons	698 households
	Community Development Objectives						
1.	Community Facilities, Public Improvements	1 unit/1 unit				1 unit	
2.	Public Services - Persons	10 persons/ 12 persons	12 persons				
3.	Infrastructure						
	Non-Homeless Special Needs Objectives						
1.	Elderly Persons	551 persons/ 501 persons		143 persons	124 persons	138 persons	96 persons
2.	Disabled Persons						

In reviewing the five years of the first Consolidated Plan for the City of Frisco, some of the objectives have not been implemented. This first Consolidated Plan tried to address

too many concerns with a relatively small amount of federal funds, under \$280,000 per year. The next Consolidated Plan will take into consideration the amount of funding and capacity of the social service agencies in the area to complete objectives.

The following Objectives have not been initiated and the narrative explains the reasons for the lack of implementation.

Housing Objectives

1b. Preservation of existing rental housing stock through housing rehabilitation.

The initial owner-occupied housing rehabilitation program has only been operating for four years. The focus has been on getting the initial owner-occupied housing rehabilitation program up and running before a rental program was started. With limited funds, the Housing Trust Fund Board, deemed it more important to spend the funds on the owner-occupied housing rehabilitation program.

3..Development of housing opportunities for low-income senior citizens. The City alone can not complete this objective due to the lack of funding, and there was no response from the social service community to fulfill this need.

Homeless Objective

1.Transitional Homeless Support. CDBG funds have been concentrated on homeless prevention programs.

Community Development Objectives

3.Provide for infrastructure improvements in target areas that cannot easily be funded with other funding sources. At this time, no target areas have met the qualifications needed to be considered a target area.

Non-Homeless Special Needs Objective

2. Programs for disabled persons. The City did not receive applications from the social service community to fulfill this need.

The new Consolidated Plan outlines more feasible objectives considering the amount of CDBG funds that are awarded annually and the capacity of social service agencies to partner to meet the stated objectives.

I. CDBG NARRATIVE AND ACCOMPLISHMENTS

A. Assessment of Use of Funds

The activities funded from the CDBG program for PY 2009 corresponded directly to activities budgeted in the Annual Action Plan and the goals of the Consolidated Plan. Throughout the year, changes were made to the anticipated CDBG allocations outlined in the Annual Action Plan to meet program demands. Funds that were not spent by September 30, 2010 have been carried forward into PY 2010. The results are summarized below:

Use of Funds	Budgeted	Actual	Remaining Funds	% Budget Used
Administration	\$54,925.00	\$54,925.00	\$0	100%
Public Services	\$41,195.00	\$39,165.33	\$2,029.67	95%
Housing/Real Property	\$358,778.62	\$215,589.50	\$143,189.12	60%
Total	\$454,898.62	\$309,679.83	\$145,218.79	68%

B. Nature and Reasons for Changes in Program Objectives

During this program year, no changes were made to the Community Development Block Grant Program objectives identified in the Consolidated Plan.

C. Assessment of Performance on Consolidated Plan

This section of the PY 2009 CAPER assesses the City's efforts in carrying out the planned actions described in the plan as part of the City's certification that it will follow the adopted and HUD approved Consolidated Plan. The items below are outlined to highlight that the City of Frisco has endeavored to implement all planned actions and strategies.

In accordance with the PY 2005-2009 Consolidated Plan, the City of Frisco has:

- Followed an adopted and HUD-approved Citizen Participation Plan;
- Implemented all activities, programs and projects in accordance with all applicable local, State and Federal laws;
- Used all CDBG funds exclusively for the **three national objectives** and complied with the **overall LMI persons requirement**; and
- Followed **anti-displacement** policies and complied with the requirements of the Uniform Relocation Act and Section 104(d).
- During this program year, the City **pursued all resources** as identified in the PY2009 Action Plan.
- There were no requests for **certifications of consistency** for HUD programs during this program year.
- The City did not take any actions that **hindered implementation of the Consolidated Plan**.

In the PY 2005-2009 Consolidated Plan, the City identified the resources that could be pursued during the period covered by the plan. To date, every effort has been engaged to secure all non-housing resources available to the community. The Tables show the accomplishments of the Consolidated Plan during the five year period.

D. Performance Measurement System

In a Federal Register notice published March 7, 2006 all grantees receiving Community Development Block Grant Funds were instructed to amend their Consolidated Plan to include a new system of outcome performance measures for each of their projects. Through City Council Resolution No. 07-07-170R, the City of Frisco amended the

Consolidated Plan to include the following outcome measures for the FY 2006-2010 Consolidated Plan.

Objective: *Suitable Living Environment*

Outcome: *Availability/Accessibility*

SL-1.1 *Improve the availability of a suitable living environment by expanding social service support capacity to low and moderate income residents of the City of Frisco.*

Low-moderate income persons will have access to the following services for the purpose of creating a suitable living environment: food, emergency financial assistance, clothing, gasoline vouchers, and educational programs.

SL-1.2 *Improve the accessibility of a suitable living environment by providing support services to low and moderate income seniors.*

Elderly persons will have access to services which may include feeding programs, and transportation for the purpose of enhancement of a suitable living environment.

SL-1.3 *Improve the accessibility of the suitable living environment by providing crisis counseling service to youth and their families.*

At risk youth and their families will have access to crisis counseling services through school and community-based counseling services.

SL-1.4 *Improve the accessibility of a suitable living environment by providing services to minimize the impact of domestic violence*

Abused women and children will have access to services which may include case management, referral, homeless shelter, emergency hotel shelter and counseling for the purpose of enhancement of a suitable living environment.

SL-1.5 *Improve the availability of a suitable living environment by providing access to homeless services and shelters*

Persons will have access to improved or newly developed services through the provision of funds to shelters and homeless service providers for the purpose of providing a suitable living environment.

SL-1.6 *Improve the accessibility of a suitable living environment by providing education, sports and recreation programs, leadership development and other support services to low and moderate income youth in Frisco.*

Youth will have access to services for the purpose of creating a suitable living environment.

SL-1.7 *Improve the accessibility of a suitable living environment by rehabilitating a public facility to be used as a youth center.*

Youth will have access to services for the purpose of creating a suitable living environment.

Objective: *Suitable Living Environment*

Outcome: *Sustainability*

SL-3.1 *Improve the accessibility of a suitable living environment by improving a multi-family residential property.*

Public housing units will be improved thus providing a suitable living environment for families in the multi-family residential property.

Objective: *Decent Housing*

Outcome: *Affordability*

DH-2.1 *Address the need for affordable decent housing by assisting with the acquisition of property to construct housing for low-income Frisco families.*

Affordable housing units will be created for the purpose of creating decent affordable housing for low-moderate income persons.

DH-2.2 *Address the need for affordable decent housing by offering Down Payment Assistance to low income households.*

Households will have access to down payment assistance programs targeting low-income workforce households as well as moderate income households.

Objective: *Decent Housing*

Outcome: *Sustainability*

DH-3.1 *Address the need for sustainable decent housing by assisting with the rehabilitation of properties that are owner-occupied by low-income Frisco Families.*

Households will have access to home repair services for the purpose of providing decent housing.

The following Table shows the Performance Objective/Outcome, Goal, and Accomplishment for the Program Year 2009.

Objective – Outcome	Goal (Table 3A)	Accomplishment
S.L. – 1.	1263	669
S.L. – 1.2	248	96
S.L. – 1.3	0	0
S.L. – 1.4	0	0
S.L. – 1.5	20	29
S.L. – 1.6	0	0
S.L. – 1.7	0	0
S.L. – 3.1	20	18
DH – 2.1	1	0
DH – 2.2	4	0
DH – 3.1	5	13

IV. Geographic Distribution

Based on Frisco's upper quartile calculation for low-mod census tracts, there are 5 qualifying tracts which have a low-mod population in excess of 38.4 percent of the census tract. These include:

- *Area 1:* Northwest Frisco from Dallas Tollway to FM 423, south of Highway 380 and north of the creek.
- *Area 2:* The Stonebrook/Preston North Estate area – South of Main, west of Preston, east of Parkwood and north of Lebanon Road. This also encompasses the Trailer Park area at Lebanon and Preston. This captures a portion of the downtown area, from Main St. South and from Parkwood/5th Street East. This track contains 216 units of tax credit housing that were built in the late 90's.
- *Area 3:* The Hackberry Area – North of Lebanon, West of 423 and South of Main to the city border.
- *Area 4:* Frisco Square/Stadium area -- From the Dallas Parkway, South of Eldorado Parkway, to Frisco Street, to North County Road, to Main St. Bordered on the west by 5th street from Main South to the entrance to Exide, returning to the Dallas Parkway and bordered in the sought by Stonebrook to the Railroad.
- *Area 5:* The Stonebriar Creek Estates Area – North of 121, West of the Collin County line, East of the Railroad and South of the creek. In addition, to the tracts identified by the Census data as predominately low and moderate income, the City of Frisco intends to focus on two additional target neighborhoods which were not reflected as low and moderate income in the 2000 Census, but currently have a significant population of lower income households. It is envisioned that these two areas, along with Area 2 will be the City's primary areas for investment of CDBG resources due to the high concentration of low and moderate income households in these areas as well as a higher concentration of minority (predominately Hispanic) households.
- *Area 6:* The historic downtown area, defined by the Old Town Zoning designation, which includes all of the City's public housing units; and
- *Area 7:* Preston Trace area north of the municipal complex to the Preston Manor subdivision (including the old municipal complex).

Additional information on the geography of the City is located in the Analysis of Impediments to Fair Housing Choice (2010).